

155.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

929,300 / 929,300

USE VALUE:

929,300 / 929,300

ASSESSED:

929,300 / 929,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		RENFREW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GORIS-KOLB ROBERT & DONALD	
Owner 2:	
Owner 3:	

Street 1: 276 RENFREW STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CALIGTAN CHRISTINE A -

Owner 2: MUELLER JORMA B -

Street 1: 276 RENFREW STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 2063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		6000.000	505,600	3,700	420,000	929,300				
Total Card		0.138	505,600	3,700	420,000	929,300	Entered Lot Size			
Total Parcel		0.138	505,600	3,700	420,000	929,300	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID								
155.0-0004-0013.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	505,700	3700	6,000.	420,000	929,400	929,400
2019	101	FV	388,900	3700	6,000.	420,000	812,600	812,600
2018	101	FV	388,900	3700	6,000.	354,000	746,600	746,600
2017	101	FV	388,900	3700	6,000.	324,000	716,600	716,600
2016	101	FV	392,000	3700	6,000.	276,000	671,700	671,700
2015	101	FV	365,900	3700	6,000.	240,000	609,600	609,600
2014	101	FV	365,900	3700	6,000.	222,000	591,600	591,600
2013	101	FV	365,900	3700	6,000.	211,200	580,800	580,800

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALIGTAN CHRIST		67919-239		8/30/2016		845,000	No	No		
KATTWINKEL JULI		54622-342		4/30/2010		662,500	No	No		
FAES CLARA		42797-159		5/14/2004		472,500	No	No		
		12592-212		2/22/1974		38,250	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2017	477	Solar Pa	4,252	C				
10/18/2016	1269	Insulate	1,822	C				
4/6/2009	210	Re-Roof	52,000					RESIDE REBUILD POR
2/12/2008	120	Manual	7,600	C	G9	GR FY09	install finished s	
5/24/2007	379	Manual	4,300	C	G9	GR FY09	12 x 12 rear deck	
12/20/2005	1155	Redo Kit	28,890	C	G7	GR FY07	& BACK BATH	
1/20/2005	46	Redo Bat	10,000	C				REPL 2 WNDWS
6/17/2004	515	Manual	3,000	C				REMOVE AND REPLACE

## ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
12/2/2008	Meas/Inspect	355	PATRIOT
9/12/2005	External Ins	BR	B Rossignol
9/10/2004	MLS	MM	Mary M
11/23/1999	Meas/Inspect	270	PATRIOT
7/12/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 15 - Old Style	1	2	Rating: Very Good	A Bath:	Rating:			PDAS.																		
Sty Ht: 1T - 1 & 3/4 Sty	1	Total: 1	3/4 Bath:	Rating:			A 3QBth:	Rating:			1/2 Bath:					Rating:										
(Liv) Units: 1			A HBth:	Rating:			OthrFix:	Rating:			<b>RESIDENTIAL GRID</b>															
Foundation: 1 - Concrete			A HBth:	Rating:			OthrFix:	Rating:			<b>OTHER FEATURES</b>															
Frame: 1 - Wood			OthrFix:	Rating:			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1			# Units: 1											
Prime Wall: 3 - Aluminum			Kits: 1	Rating: Very Good			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Sec Wall:		%	A Kits:	Rating:			Frl:	Rating:			Other															
Roof Struct: 1 - Gable			Frl:	Rating:			WSFlue:	Rating:			Upper															
Roof Cover: 1 - Asphalt Shgl			WSFlue:	Rating:			Lvl 2																			
Color: TAN			Lvl 1																							
View / Desir:			Lower																							
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Grade: C+ - Average (+)			Location:				Floor:				Exterior:	No Unit	RMS	BRS	FL											
Year Blt: 1926	Eff Yr Blt:		Total Units:				% Own:				Interior:	1	8	3	M											
Alt LUC:	Alt %:		Name:				Override:				Additions:															
Jurisdct: G11	Fact: .		Kitchen:																							
Const Mod:			Baths: 2005																							
Lump Sum Adj:			Plumbing:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>						
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Functional:				Total:	4.6 %	Basic \$ / SQ:	130.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Prim Int Wall: 2 - Plaster	Economic:		Special:				Const Adj.: 0.98980004	1.35000002	Size Adj.:	1.35000002						FFL	First Floor	858	173.710	149,043	BMT	100	GFB	75	V	
Sec Int Wall:		%	Override:				Adj \$ / SQ: 173.710	0.98980004	Const Adj.:	0.98980004						BMT	Basement	838	110.740	92,800						
Partition: T - Typical							Other Features: 132746	132746	Adj \$ / SQ:	173.710						TQS	3/4 Story	576	173.710	100,057						
Prim Floors: 3 - Hardwood							Grade Factor: 1.10		NBHD Inf: 1.00000000						WDK	Deck	276	9.530	2,629							
Sec Floors:		%					NBHD Mod:								OFFP	Open Porch	176	25.610	4,508							
Bsmnt Flr:							LUC Factor: 1.00																			
Subfloor:							Adj Total: 529960																			
Bsmnt Gar: 12							Depreciation: 24378																			
Electric: 3 - Typical							Depreciated Total: 505582																			
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 2 - Gravty H/Air																										
# Heat Sys: 1																										
% Heated: 100	% AC: 100																									
Solar HW: Yes	Central Vac: NO																									
% Com Wall:	% Sprinkled:																									
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b>				155.0-0004-0013.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
3	Garage	D	Y	1	20X12	A	AV	1926	25.42	T	40	101			3,700			3,700								
More: N	Total Yard Items:	3,700		Total Special Features:				Total:	3,700																	
<b>IMAGE</b>																										
<b>AssessPro Patriot Properties, Inc</b>																										